

AVERAGE NATURAL GRADE CALCULATION

PROP. BUILDING SEGMENT	EXISTING GRADE ELEVATIONS				AVERAGE NATURAL GRADE PLANE ELEVATION	MAX ROOF PEAK ELEVATION ALLOWED	PROPOSED ROOF PEAK ELEVATION
	-1-	-2-	-3-	-4-			
A	206.0	208.5	213.25	212.25	210.0	250.0	249.5
B	213.25	212.25	222.0	222.0	217.4	257.4	257.0

RECORD OWNERS:

MAP 53, LOTS 1A, 1B, 1C, 1D (NO ADDRESS)
THREE HUNDRED THIRTY LEXINGTON STREET TRUST
ROBERT W. MURRAY, TR.
27 CAMBRIDGE STREET
BURLINGTON, MA

MAP 53, LOT 3A (425 WOBURN STREET)

RH REALTY TRUST
RICHARD F. PERRY &
PETER C.J. KELLEY, TRS.
424 MARRETT ROAD
LEXINGTON, MA 02421

MAP 53, LOT 2 (509 WOBURN STREET)

509 WOBURN STREET REALTY TRUST
PETER C.J. KELLEY, TR.
424 MARRETT ROAD
LEXINGTON, MA 02421

APPLICANT:

BRIAN P. KELLEY
44 GRANT STREET
LEXINGTON, MA 02420

NOTES:

1. THE TOPOGRAPHY, SITE DETAIL, & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A COMPILATION OF RECORD INFORMATION DEPICTED ON TWO PLANS (ONE PLAN ENTITLED "LAND TITLE SURVEY" PREPARED BY MERIDIAN ENGINEERING, INC. DATED DECEMBER 8, 1998 AND A SECOND PLAN ENTITLED "GRADING AND UTILITY PLAN" PREPARED BY COMMONWEALTH ENGINEERING, INC. LAST REVISED JULY 17, 2009) AND PARTIAL FIELD SURVEYS CONDUCTED BY MERIDIAN ASSOCIATES BETWEEN DECEMBER 1993 AND JANUARY 2010.
2. THE LOCUS PROPERTIES ARE LOCATED IN ZONE RS (LOTS 1A, 1B, 1C, 1D, AND 2) AND ZONE RD (LOT 3A).
3. THE LOCUS PROPERTY IS DEPICTED AS LOTS 1A, 1B, 1C, 1D, 2, AND 3A ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 53.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. THE WETLAND DELINEATION DEPICTED ON THIS PLAN WAS COMPILED FROM A PLAN ENTITLED "LAND TITLE SURVEY" PREPARED BY MERIDIAN ENGINEERING, INC. AND DATED DECEMBER 8, 1998.
7. THE ELEVATIONS DEPICTED HEREON ARE BASED UPON THE TOWN OF LEXINGTON SEWER DATUM.
8. THE LOCUS PROPERTY DEPICTED IS LOCATED IN FLOOD ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT ACTS FLOOD RATE INSURANCE RATE MAP, COMMUNITY PANEL No. 250198 0005C, EFFECTIVE DATE: SEPTEMBER 30, 1983.

REFERENCES:

REGISTRATION BOOK 993, PAGE 38 *
REGISTRATION BOOK 1263, PAGE 121 *
REGISTRATION BOOK 1348, PAGE 49 *
LAND COURT CASE 13923 C *
LAND COURT CASE 13923 U, V & W *
1968 HIGHWAY ALTERATIONS - LAYOUTS NO. 5776 & 5731 *
PLAN ENTITLED, "PLAN OF LAND IN LEXINGTON, MASS." FOR R.H. REALTY TRUST DRAWN BY T&M ENGINEERING ASSOCIATES, INC. DATED JUNE 19, 1989.

* DENOTES DOCUMENTS ON RECORD AT SOUTH MIDDLESEX REGISTRY OF DEEDS

EXISTING LEGEND:

EXISTING STONE BOUND	EXISTING ROUND CATCHBASIN	EXISTING DRAIN MANHOLE	EXISTING SEWER MANHOLE	EXISTING CATCH BASIN	EXISTING UTILITY POLE	EXISTING FIRE HYDRANT	EXISTING WATER GATE	EXISTING GUARD RAIL	EXISTING 4" HIGH WIRE FENCE	EXISTING 6" HIGH WOOD FENCE	EXISTING STORM DRAIN	EXISTING SANITARY SEWER	EXISTING WATER MAIN	RETAINING WALL	STONE WALL	BITUMINOUS CONCRETE CURB	CEMENT CONCRETE CURB	SIGN	EXISTING GAS GATE	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
MAILBOX	ELECTRIC BOX	TELEPHONE BOX	BIT. CONC.	RCP	CAST IRON	PVC	CMP	BLDG.	POLYVINYL CHLORIDE PIPE	CORRUGATED METAL PIPE	TELEPHONE SWITCH BOX	TRANSFORMER PAD	SPRINKLER HEAD	EXISTING LIGHT	I.C.V.	IRRIGATION CONTROL VALVE				

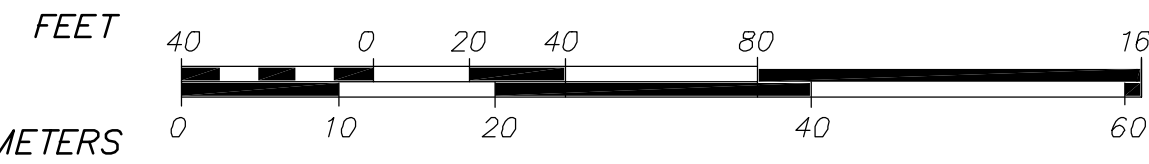
PROPOSED LEGEND:

PROPOSED CONTOUR	PROPOSED CURBING	PROPOSED SPOT GRADE TO BE REMOVED	PROPOSED TRASH PICKUP AREA	PROPOSED SNOW STORAGE AREA	PROPOSED LIGHT
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SEE SHEETS 2, 5, AND 6 FOR ADDITIONAL NOTES AND LEGENDS

GRAPHIC SCALE

SCALE: 1"=40'



THE MANOR HOUSE
AT COUNTRYSIDE
PRELIMINARY SITE
DEVELOPMENT USE PLAN SET

SITE CONSTRUCTION PLAN
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
BRIAN P. KELLEY
SCALE: 1"= 40' DATE: JANUARY 12, 2010

MERIDIAN ASSOCIATES

152 CONANT STREET BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
WWW.MERIDIANASSOC.COM

SHEET No. 4 OF 10 PROJECT No. 2228

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
1	2/18/10	COMMENTS FROM PB	PSP	BWT